
Site Address: 45 Brooklands Road, Havant, PO9 3NT
Proposal: Prior notification for single storey development extending 6 metres beyond the rear wall of the original dwelling, incorporating an eaves height of 3 metres and a maximum height of 3 metres.
Application Type: General Permitted Development-Extensions
Application No: APP/23/00790 Expiry Date: 27/11/2023
Applicant: Mr B Wain
Agent: Mr P Walker Case Officer: Denise Sheath
P Walker MRICS
Ward: Bedhampton

Recommendation:

1 Site Description

45 Brooklands Road, Havant, PO9 3NT

2 Planning History

None relevant

3 Proposal

Prior notification for single storey development extending 6 metres beyond the rear wall of the original dwelling, incorporating an eaves height of 3 metres and a maximum height of 3 metres.

3.2 The requirements of the amendment to the GPDO in regard to the Prior Approval Process states that " where any owner or occupier of any adjoining premises objects to the proposed development, the prior approval of the Local Planning Authority is required as to the impact of the proposed development of any adjoining premises".

3.3 This report considers a representation made by the adjoining neighbour in regard to perceived impact of the proposal.

4 Policy Considerations

Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) .

5 Statutory and Non Statutory Consultations

Not required

6 **Community Involvement**

This application was publicised in accordance with the Council's Code of Practice for Publicity of Planning Applications approved at minute 207/6/92 (as amended), as a result of which the following publicity was undertaken:

Number of neighbour notification letters sent: 6

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 1

Comment	Officer Comment
This extension will impede light into my dining/sitting room making it very dark. The height of the extension and lantern roof light will extend past my dining room and block the natural light. I rely heavily on the natural light coming into my dining/sitting room, as I do not have any windows in my flat roof over the dining area, this is more so in the winter when there is no sun. My house is up for sale and currently being sold and I believe I may lose the sale, and further, my property will be devalued, as a direct result of the extension due to the impact of less light, and overshadowing my patio area, as it is so close to the boundary	See Section 7 of report Devaluation and loss of a house sale are not planning material considerations See section 7 of report with regard to loss of light and overshadowing.

7 **Planning Considerations**

7.1 Having regard to the relevant policies of the development plan it is considered that the main issues arising from this application are:

- (i) Principle of development
- (ii) Impact upon the character and appearance of the area
- (iii) Impact upon residential amenity

- (i) Principle of development

(i) Principle of development

- 7.2 The 2013 amendments to the GDPO enabled the provision of rear extensions of this size and location without the need for planning permission subject only to a prior approval assessment of neighbour amenity and only in circumstances where objections have been received. Therefore, the principle of development is acceptable: the impact upon neighbouring amenity is assessed below.

(ii) Impact upon the character and appearance of the area

- 7.3 The proposed rear extension is primarily visible from No.43 and 47 Brooklands Road however in general design terms it is considered to be acceptable, reflecting the scale, materials and proportions of the host dwelling.

(iii) Impact upon residential amenity

- 7.4 The objection raised from the adjacent neighbouring property raises concerns in terms of the loss of light to rear elevation of No.43 Brooklands Road. On this basis, a 45 degree light test was undertaken in accordance with Havant Borough Councils Design Guidance to assess whether the proposed extension would result in any loss of light to the dining/sitting room window within the rear elevation of the adjacent neighbouring property. The results of this have revealed that an extension, sited in this location along the shared boundary, at the depth proposed would breach this guidance and would therefore be likely to result in loss of light which would be considered detrimental to the neighbouring amenity of No.43 Brooklands Road.
- 7.5 It is acknowledged that the applicant could construct an extension, immediately adjacent to the shared boundary at a depth of 3 metres without entering into the prior approval process, it is important to acknowledge that the additional 3m depth proposed breaches the 45 degree test as detailed above. Furthermore, an objection has been raised and as such an appropriate assessment must be made in terms of the impact of the adjacent residential properties.
- 7.6 It is not considered that the development would have any impact on any other surrounding residential properties.
- 7.7 On this basis, it is considered that the impact of the proposed extension on the neighbouring amenity of No. 43 Brooklands Road by virtue of loss of light is significant enough to refuse prior approval in this case.

8 Conclusion

- 8.1 It is concluded that the proposal would cause significant harm to the amenity of the neighbouring property to the east, (No.43) and that therefore this prior approval should not be granted.
- 8.2 It is considered that the fallback position of a 3m rear extension, as allowed in accordance with the dwelling's Permitted Development Rights (still intact) under the GPDO is the maximum depth that should be permitted in this instance given the site constraints as described above.
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9 RECOMMENDATION:

That the Head of Place be authorised to **Prior Approval is Required and Refused** for application APP/23/00790 for the following reason

The proposed extension by virtue of its proposed depth and proximity to the boundary would have a significant adverse impact in terms of loss of the light available to the dining/sitting room of the adjacent residential property 43 Brooklands Road. The proposal is therefore contrary to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.